

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

NOT UNTIL PERMANENT HOUSE IS CONSTRUCTED.

BLDG ADDRESS 2941 Rocky Pitches SQ. FT. OF PROPOSED BLDGS/ADDITION 32x8 Mobile

TAX SCHEDULE NO. 2943-301-82-003 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Unawoop Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 32x8 Mobile

FILING 1 BLK 2 LOT 3

NO. OF DWELLING UNITS:  
 Before: 0 After: \_\_\_\_\_ this Construction

(1) OWNER Pinnacle Homes

NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 3111 F Rd

USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 241-66046

DESCRIPTION OF WORK & INTENDED USE Temp. Sales trailer to be used 2-3 months.

(2) APPLICANT Pinnacle Homes

TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 3111 F Rd

(2) TELEPHONE 241-66046

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE BSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height \_\_\_\_\_

Special Conditions per the ordinance

E

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

on street parking not permitted 50' from intersection

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Beth Grace Byke

Date 1-5-04 per Asst

Department Approval [Signature]

Date 1-5-04 per Christine

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>trailer will never have water port a potty w/ them</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/5/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

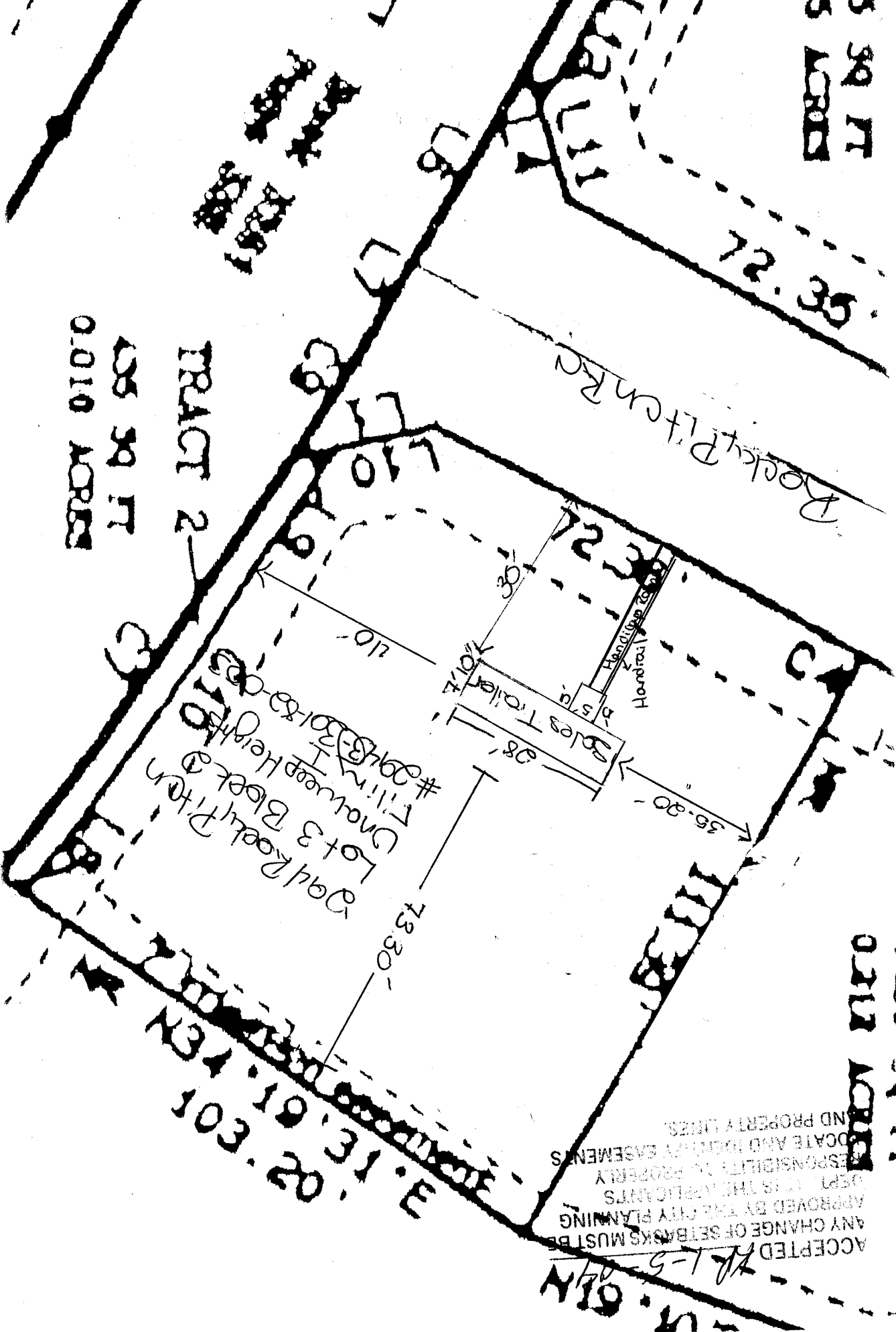
5 39 FT  
5 ACRES

53.27

Rocky Pt ch Rn

405 39 FT  
0.010 ACRES

TRACT 2



E. 1st St

ACCEPTED BY THE CITY PLANNING DEPT. IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

APR 1-5-24

0.010 ACRES